

**WELWYN HATFIELD BOROUGH COUNCIL
ASSISTANT DIRECTOR (PLANNING)**

DELEGATED APPLICATION

Application No: 6/2019/1101/FULL
Location: Ocado Ltd Gypsy Moth Avenue Hatfield AL10 9BD
Proposal: Erection of an ancillary staff shop following demolition of an existing cabin building
Officer:

Recommendation: Granted

6/2019/1101/FULL

Context	
Site and Application description	<p>The application site is located to the west of Gypsy Moth Avenue and is occupied by online grocery company Ocado and is referred to as the Customer Fulfilment Centre (CFC) which is located in Hatfield Business Park. The Business Park is designated as an Employment Area (EA6) within the Welwyn Hatfield District Plan 2005 and contains a mix of buildings in commercial or industrial use, covering approximately 85ha. The site has two access points from Gypsy Moth Avenue which serve a staff car park and a service goods vehicles area. The site has an area of 8.8ha and the main building has a floor space of 27,406sqm. The site comprises a large commercial building with parking areas for staff and delivery vehicles.</p> <p>The application seeks planning permission for the erection of an ancillary staff shop building to replace an existing ancillary operational building that is no longer required. The proposed Staff Shop will be ancillary to Ocado's CFC unit and used solely by staff employed by Ocado at its CFC facility. Moreover, it will be serviced from and stocked by the existing CFC facility, with existing facilities used for storage of waste including recyclable waste. It will therefore comprise a use operating under Use Class B8 (storage and distribution).</p> <p>The proposed new Staff Shop is located to the east of the wider Ocado site, adjacent to the staff car park, on an area currently occupied by a cabin building that is to be demolished as part of the proposal.</p>
Constraints (as defined within WHDP 2005)	<p>EMPL - EA6 (Hatfield Business Park) - Distance: 0 LCA - Landscape Character Area (De Havilland Plain) - Distance: 0 PAR - PARISH (HATFIELD) - Distance: 0 Wards - Hatfield Villages - Distance: 0 A4HD - Article 4 HMO Direction - Distance: 0 CP - Cycle Path (Cycle Facility / Route) - Distance: 0 FM30 - Flood Zone Surface Water 30mm (1873788) - Distance: 0 FM30 - Flood Zone Surface Water 30mm (1873813) - Distance: 0 FM30 - Flood Zone Surface Water 30mm (1873840) - Distance: 0 FM10 - Flood Zone Surface Water 100mm (2723087) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7585911) - Distance: 0 FM00 - Flood Zone Surface Water 1000mm (7661476) - Distance: 0 HAT - Hatfield Aerodrome - Distance: 0 HEN - No known habitats present (medium priority for habitat creation) - Distance: 0</p>

	SAGB - Sand and Gravel Belt - Distance: 0 HHAA - Hatfield Heritage Assessment Area(Hatfield Business Park) - Distance: 0		
Relevant planning history	<p>Application Number: S6/1999/1064/OP Decision: Approval Subject to S106 Decision Date: 29 December 2000 Proposal: Demolition of existing (unlisted) buildings, removal of runway and other hard standing areas and redevelopment for the following purposes: as a business park comprising uses within use class B1, B2, B8 and sui generis use; housing; new university campus (use class D1 and D2) to include replacement De Havilland sports and social club and associated playing fields; two hotels; primary school and associated facilities; district centre; works of conversion to enable recreation use of existing listed hangar; aviation heritage centre together with associated highway, transport and service infrastructure (including a strategic transport corridor), landscaping and open space, diversion of Ellenbrook</p> <p>Application Number: S6/2000/1307/DE Decision: Granted Decision Date: 12 January 2001 Proposal: Erection of a distribution building (Class B8), together with associated parking, service yards and landscaping</p> <p>Application Number: S6/2006/0043/FP Decision: Granted Decision Date: 09 March 2006 Proposal: Relocation of staff shop</p> <p>Application Number: 6/2016/1592/MAJ Decision: Granted Decision Date: 21 December 2016 Proposal: Erection of two storey, 18 bay, modular building following the removal of car park canopy</p> <p>Application Number: 6/2018/2241/FULL Decision: Granted Decision Date: 25 January 2019 Proposal: Erection of an ancillary Vehicle Maintenance Unit to serve the existing distribution unit</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Notification letters		
Summary of neighbour responses	No representations have been received.		
Consultees and responses	Lead Local Flood Authority – no objection on surface water management and flood risk grounds.		
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 <input checked="" type="checkbox"/> Supplementary Design Guidance <input checked="" type="checkbox"/> Supplementary Parking Guidance <input checked="" type="checkbox"/> Interim Policy for			

car parking and garage sizes

Others:

SD1 Sustainable Development
RA10 Landscape Regions and Character Areas
EMP1 Employment Areas
EMP2 Acceptable Uses in Employment Areas
R18 Air Quality
R19 Noise

Emerging Local Plan Proposed Submission 2016 (Key Policies):

SP1 Delivering Sustainable Development
SP4 Travel and Transport
SP9 Place Making and High Quality Design
SADM2 Highway Network and Safety
SADM10 Employment Development
SADM11 Amenity and Layout
SADM12 Parking, Servicing and Refuse
SADM18 Environmental Pollution

Main Issues

Is the development within a conservation area?

Yes No

Would the significance of the designated heritage asset be preserved or enhanced?

Yes No N/A

Comment (if applicable):

Would the development reflect the character of the area?

Yes No

Comment (if applicable): The proposed building is mainly rectangle in shape and has a small projection to the north that is proposed to be used as a shop entrance. The unit would measure approximately 154 sqm located on an area of hard surface. It would have a mono-pitched roof measuring 4.15 metres at its top. The proposed development would be clad with anthracite grey kingspan wall and roof panels.

While it is acknowledged that the proposed building has a footprint wider than the existing cabin, it is overall considered that the siting and scale of the proposed unit would not appear intrusive or out of keeping within the context of the Business Park. Furthermore, the design and materials are considered to be reflective of the character and appearance of the site.

The proposed development would be subordinate in scale and relate to the character and appearance of the immediate site and is not considered to result in harm to the visual amenity of this area.

Would the development reflect the character of the dwelling?

Yes No N/A

Comment (if applicable): See explanations above.

Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)

Yes No N/A

Comment (if applicable): There are distribution warehouses to the west, car park to the east and commercial units lying to the south of the proposed location. Given that the staff shop is already established within the site, that the proposed company shop will be used solely by staff employed by Ocado and given the commercial nature of this immediate neighbouring site, it is not considered that

the proposal would result in any adverse impacts.

In light of these observations, it is considered that the proposed staff shop would not result in any significant impacts on the residential amenity of the neighbouring distribution warehouses and commercial units.

Would the development provide / retain sufficient parking?

Yes No N/A

Comment (if applicable): The staff shop is already established within the site and there is no reason to consider that the proposals would give rise to an increase in movements associated with the general operation of the site.

The proposal is not considered to have any material effect on the operation of the site access, nor result in an appreciable change in vehicle trips to and from the site. No concerns are raised in regard to Highway safety or capacity.

With regard to car parking, the proposal would not result in a loss of car parking and would not give rise to an additional requirement of onsite car parking. As such, no concerns are raised.

Any other issues | None.

Conclusion

The proposed development would not have any adverse impact upon the character and appearance of the locality and would not affect the residential amenity of any neighbouring occupiers. Furthermore, the proposed development is not considered to have an impact on highway safety and capacity. The proposal is considered to be acceptable and in accordance with Policies D1, D2, SD1 RA10, EMP1, EMP2, R18 and R19 of the Welwyn Hatfield District Plan 2005; Policies SP1, SP4 SP9, SADM2, SADM10, SADM11, SADM12 and SADM18 of the Emerging Draft Local Plan Proposed Submission 2016; the Supplementary Design Guidance 2005; and the National Planning Policy Framework 2019.

DRAWING NUMBERS

The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
C005	PL4	Proposed Elevations	14 May 2019
C006	PL3	Proposed Sections	14 May 2019
C010	PL2	Proposed Drainage Layout	14 May 2019
C002	PL3	Existing Site Layout Plan	14 May 2019
C003	PL3	Proposed Site Layout	14 May 2019
C004	PL4	Proposed Floor and Roof Plans	14 May 2019
C001	PL2	Location Plan	14 May 2019

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

Determined By:

Mr Mark Peacock
31 July 2019